

Key: 3662

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.713

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HONTA LLC C/O VACA NESTOR & ANABEL FLORE 40 WILSON AVE BUZZARDS BAY, MA 02532				19.4-44-0				40 WILSON AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
VACA NESTOR & ANABEL FLORE				08/14/2023	QS	380,000	35936-162				
HONTA LLC				08/20/2020	QS	197,500	33183-317				
HAPENNY GARY				05/31/2016	F	100	29688-139				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		3	ALT/RENO		08/10/2022	SL	100	100

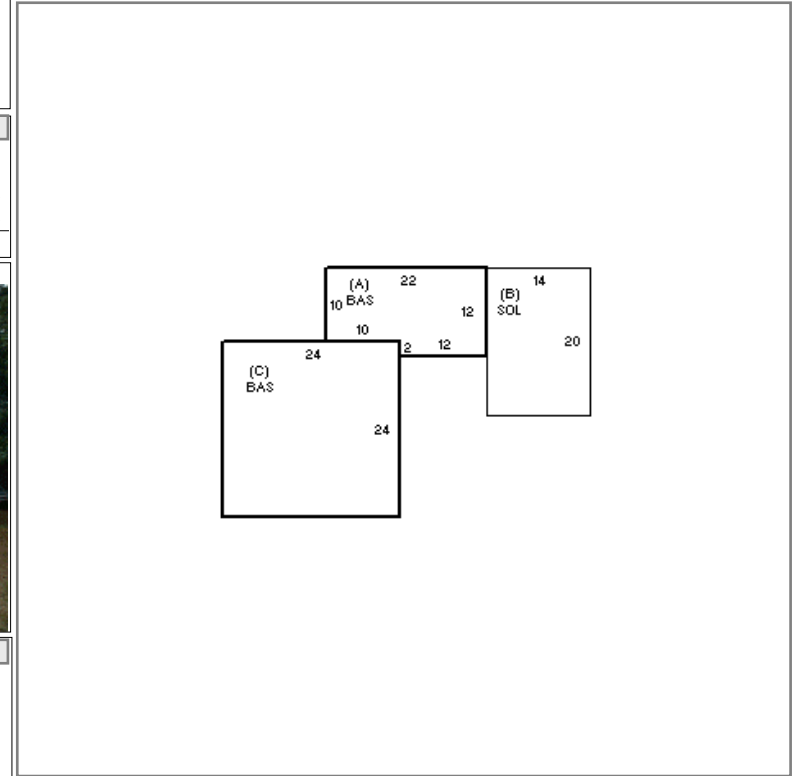
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,350 4		1.00	1.00	235,700	4.15	A	1.00	R02	1.00	165,160

TOTAL	7,362 SF		ZONING	1	FRNT	70	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY		NOTE				LAND	165,200	116,900
Infl1	AVG			BUILDING	144,900	128,200			
N_Index	AVG			DETACHED	0	0			
				OTHER	0	0			
						TOTAL	310,100	245,100	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	8/10/2022	SL
MODEL	1		RESIDENTIAL	LIST	8/10/2022	SL
STYLE	1	0.95	RANCH [100%]	REVIEW	8/10/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1945	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	820	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	BAS	L	BASE AREA	820	1945	196.20	160,886
\$NLA(RCN)	\$232	OVERALL	0.970	EXT COVER	4	VINYL	1.00	B	SOL	N	SOLARIUM	280		85.33	23,891
				ROOF SHAPE	1	GABLE	1.00		CPC	O	CAPE CELLAR	1		3,736.00	3,736
				ROOF COVER	1	ASPH/COMP SHIN	1.00		FIX	O	XTRA FIXTURES	1		2,107.40	2,107
				FLOOR COVER	1	HARDWOOD	1.02								
				INT. FINISH	2	DRYWALL	1.00								
				HEATING/COOLING	1	FORCED AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								
				USE	0		1.00								

TOTAL RCN	190,621	
CONDITION ELEM CD		
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT	A	
ELECT	A	
EFF.YR/AGE 1995 / 27		
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD	\$144,900	